At the International WELL Building Institute (IWBI), we believe that buildings should be developed with health and wellness at the center of design. The IWBI is a public benefit corporation whose mission is to improve human health and wellbeing through the built environment. To realize this vision, IWBI administers the WELL Building Standard.

THE WELL BUILDING STANDARD®

WELL is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.

WELL is grounded in a body of medical research that explores the connection between the buildings in which we spend more than 90 percent of our time, and the health and wellness impacts on us as occupants. WELL Certified™ spaces and WELL Core and Shell Compliant™ developments can help create built environments that improve the nutrition, fitness, mood, sleep patterns, and performance of occupants.
WELL is a comprehensive approach to human health and wellness related to the built environment, addressing the elements of our built environment through the seven concepts (Air, Water, Nourishment, Light, Fitness, Comfort and Mind) and through features focused on behavior, design and operations.

WELL is composed of over one hundred Features that are applied to each building project, and each WELL Feature is designed to address issues that impact the health, comfort, or knowledge of occupants through design, operations and behavior.

WELL is like a NUTRITION LABEL for your building. WELL outlines the ingredients that go into a healthy building, home or neighborhood.
The WELL Building Standard is designed to complement and work seamlessly with the U.S. Green Building Council’s LEED Certification program. The International WELL Building Institute has joined forces with the Green Business Certification Inc, or GBCI. GBCI is the organization that provides third party certification for LEED projects. GBCI is now also providing third party certification for WELL – helping to ensure that LEED and WELL certification works seamlessly.

Positive Global Impact

OVER 13 MILLION SQ. FEET
OF REGISTERED WELL PROJECTS

WELL PROJECT HIGHLIGHTS

425 Park Avenue
New York, NY

The Center for Sustainable Landscapes
Pittsburgh, PA, USA

Macquarie- 50 Martin Place
Sydney, Australia
WELL Certification can also generate increased savings and productivity, in addition to a meaningful return on investment to the tenant and building owner.

By placing people at the heart of design, construction, operations and development decisions, we have the ability to add meaningful value to real estate assets, generate savings in personnel costs, and enhance the human experience, health and wellbeing.

WELL empowers the creation of healthy environments for people to live, work and play, enhancing occupant health and quality of life globally.

VALUE- COMMERCIAL OFFICE

Personnel costs significantly outweigh the costs for design and construction and operations and maintenance. Addressing occupant health channels resources towards reducing the biggest line item in the 30-year costs of a building— the personnel - offering a meaningful return on investment.

Executives estimate that a 22 % INCREASE in companies’ performance can be achieved if their offices are well designed.¹

Physical workplace design is one of the TOP THREE FACTORS affecting performance and job satisfaction.²

People who work in WELL Certified environments have expressed the positive impacts their WELL offices have on productivity and performance. In the first office to be WELL Certified™ — Pilot Program, CBRE Corporate Headquarters, employees responded with the following survey feedback:

83% feel more productive  
100% said that clients are interested in their new way of working  
92% said the new space has created a positive effect on their health and wellbeing.  
94% said that the new space has a positive impact on their business performance.  
93% said that they are able to more easily collaborate with others.

HARD COST IMPACT

In 48,000 rentable square feet, CBRE invested an estimated $3.60 per square foot in construction costs, which was about 1.74% premium on the overall construction budget to implement WELL.

Source: CBRE Global Corporate Headquarters Los Angeles, California, Workplace 360 Study. 2014.
WELL CERTIFICATION PROCESS

1. REGISTRATION
2. DOCUMENTATION SUBMISSION
3. PERFORMANCE VERIFICATION
4. CERTIFICATION
5. RECERTIFICATION
   (not applicable for Core and Shell Compliance)

WELL CERTIFICATION LEVELS

INTRODUCING WELL TO YOUR PROJECT

WELL can be applied across many real estate sectors, and the current WELL v1.0 is optimized for commercial and institutional office buildings. WELL is further organized into Project Typologies which take into account the specific set of considerations that are unique to a particular building type or phase of construction. Pilot Programs of the WELL Building Standard are currently are available upon request.

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